

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**May 19, 2016**



**Easement Release case no. 16-01: Parc Traditions, LP**

- CASE DESCRIPTION:** a request to release a 20-foot wide and approximately 333-foot long portion of a public utility easement extending across Lot 1 in Block 1 of The Traditions Subdivision – Phase 28
- SIZE AND LOCATION:** 6,686 square feet of land located south of Club Drive, west from its intersection with South Traditions Drive
- APPLICANT(S):** Eddie Hare of Parc Traditions, LP
- STAFF CONTACT:** Randy Haynes, AICP, Senior Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** the release of this public utility easement, as requested.



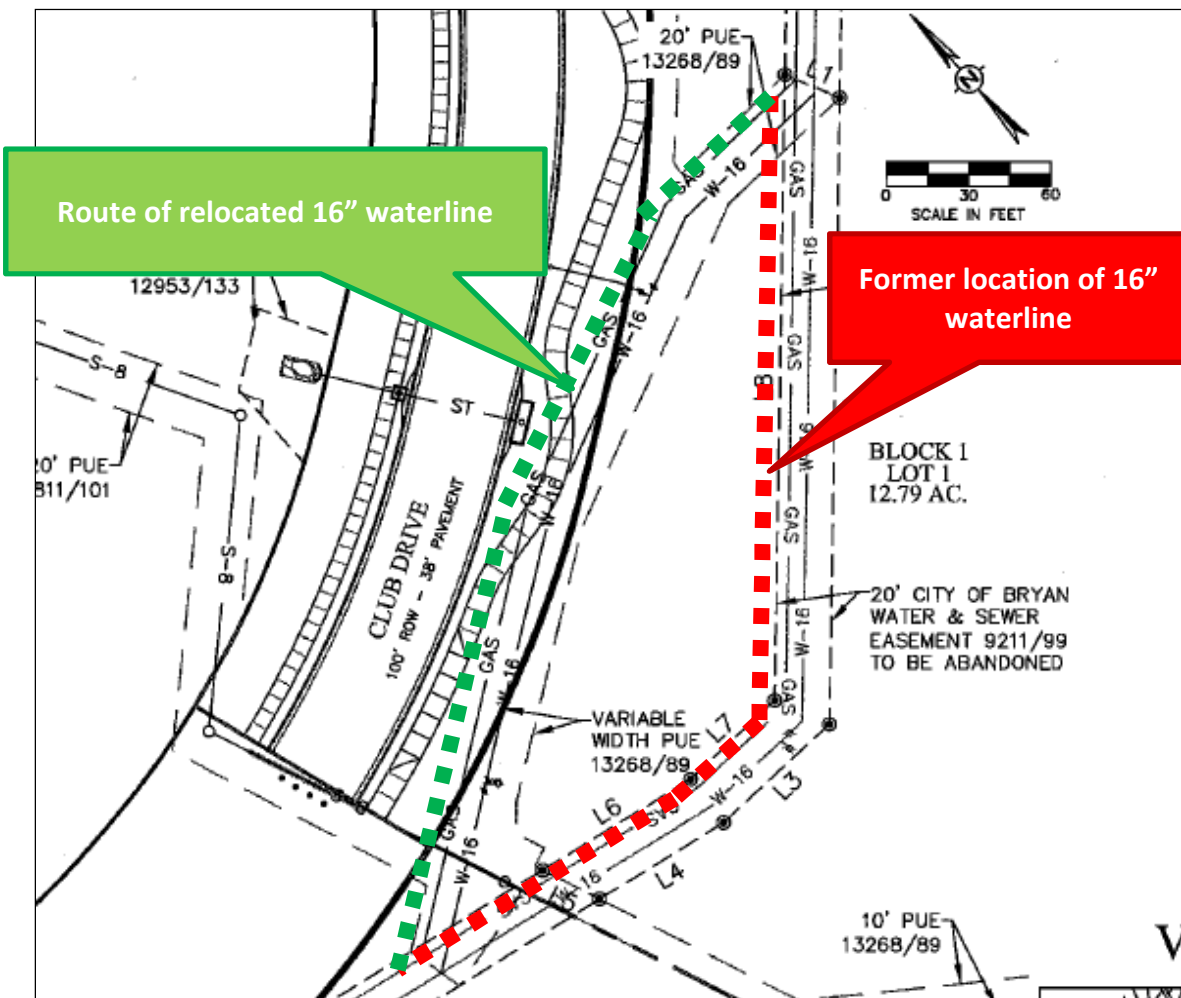
## BACKGROUND:

In January 2009, a public utility easement was granted to the City of Bryan for the purpose of installing and maintaining underground water and sewer lines across several tracts of land, part of which was later be subdivided into Lot 1 in Block 1 of The Traditions – Phase 28. In 2015, upon subdivision and development of Lot 1, it became necessary to relocate a segment of previously installed utilities by rerouting a 16-inch waterline to the west. Subsequent to the completion of the waterline relocation the applicant is requesting abandonment of a portion of the public utility easement that is now no longer needed for a public water main.

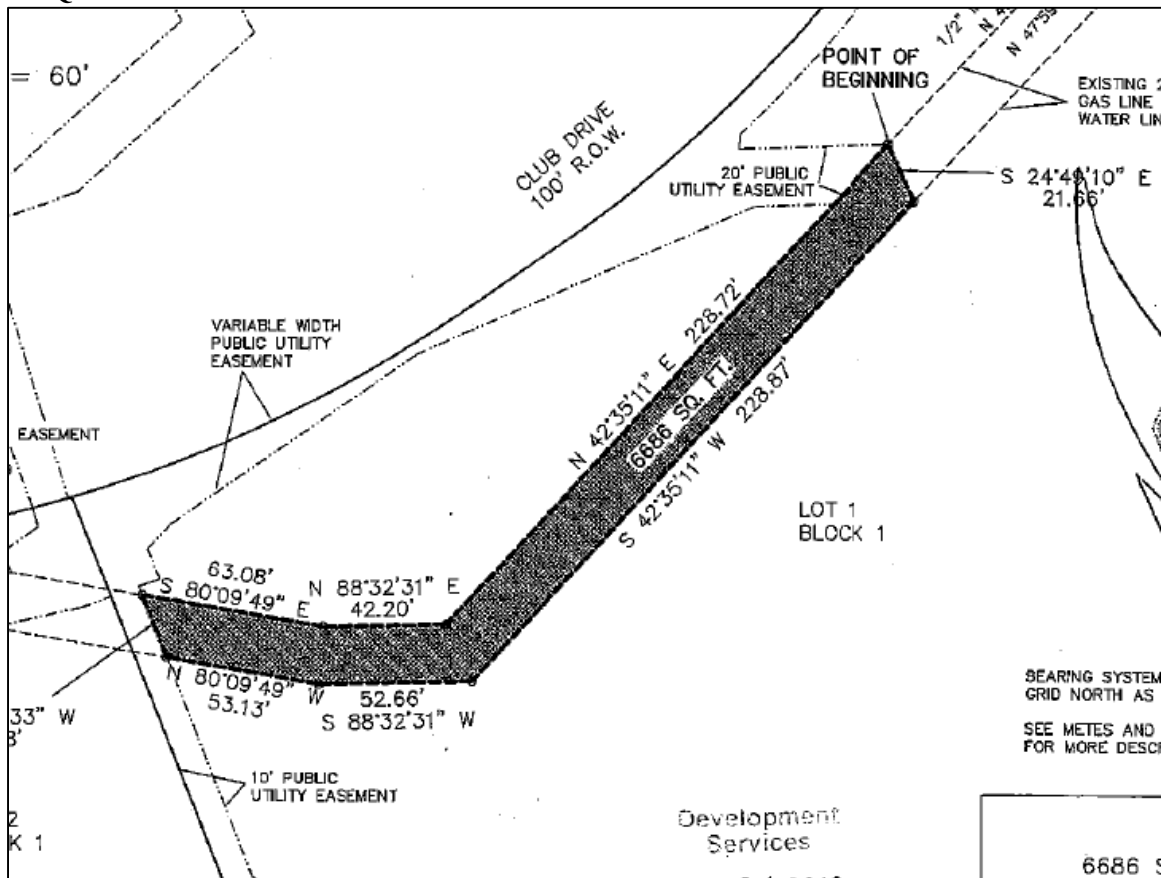
No public or franchised utility facilities are currently located within the portion of this easement that has been requested to be abandoned.

Only Bryan's City Council can authorize the release of easements intended for public use that were dedicated by a legal instrument other than a subdivision plat. The Planning and Zoning Commission is asked to make a recommendation to the City Council regarding all easement release requests.

## RELOCATION OF 16" WATERLINE:



**6,686 SQUARE-FOOT PORTION OF EASEMENT TO BE RELEASED:**



**RECOMMENDATION:**

The Site Development Review Committee and staff recommend **approving** the release of the public utility easement as requested. City staff does not foresee a need for possible future use of this easement portion for public purposes.